

102.0

0005

0002.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

878,700 / 878,700

USE VALUE:

878,700 / 878,700

ASSESSED:

878,700 / 878,700


**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
179		OVERLOOK RD, ARLINGTON

**OWNERSHIP**

Unit #:

Owner 1: HUANG YI ZU JOSEPH/ERIC HAI	
Owner 2: WU FANG GUI GRACE	
Owner 3:	

Street 1: 179 OVERLOOK ROAD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

**PREVIOUS OWNER**

Owner 1: HUANG YI ZU JOSEPH/ERIC HAI -

Owner 2: WU FANG GUI GRACE -

Street 1: 179 OVERLOOK ROAD

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

**NARRATIVE DESCRIPTION**

This parcel contains 6,600 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1953, having primarily Vinyl Exterior and 3315 Square Feet, with 1 Unit, 4 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 5 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6600		Sq. Ft.	Site		0	70.	0.94	5									432,598						432,600	

**IN PROCESS APPRAISAL SUMMARY**

Legal Description								User Acct
								65967
								GIS Ref
								GIS Ref
								Insp Date
								09/27/18
								!8173!
								USER DEFINED

PREVIOUS ASSESSMENT										Parcel ID	102.0-0005-0002.0	Date
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes			
2020	101	FV	446,100	0	6,600.	432,600	878,700	878,700	Year End Roll			12/18/2019
2019	101	FV	325,900	0	6,600.	438,800	764,700	764,700	Year End Roll			1/3/2019
2018	101	FV	325,900	0	6,600.	327,500	653,400	653,400	Year End Roll			12/20/2017
2017	101	FV	325,900	0	6,600.	296,600	622,500	622,500	Year End Roll			1/3/2017
2016	101	FV	325,900	0	6,600.	284,300	610,200	610,200	Year End			1/4/2016
2015	101	FV	318,000	0	6,600.	241,000	559,000	559,000	Year End Roll			12/11/2014
2014	101	FV	318,000	0	6,600.	228,700	546,700	546,700	Year End Roll			12/16/2013
2013	101	FV	318,000	0	6,600.	217,500	535,500	535,500				12/13/2012

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HUANG YI ZU JOS	46905-343		1/31/2006	Family		1	No	No	
SHANNON TERESA	34938-497		3/1/2002		300,000	No	No		
CALLOPY CARLA	23621-139		9/3/1993		169,000	No	No	Y	

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
12/29/2017	1688	Add Att	12,000	C					9/27/2018	MEAS&NOTICE	BS	Barbara S
5/25/2017	611	Solar Pa	3,000	C					12/12/2008	Meas/Inspect	372	PATRIOT
9/20/2006	794	Addition	98,000			G8	GR FY08	ADD & DECK	4/25/2002	MLS	MM	Mary M
									5/6/2000	Inspected	276	PATRIOT
									11/9/1999	Mailer Sent		
									10/21/1999	Measured	264	PATRIOT
									8/1/1991		JK	

Sign:	VERIFICATION OF VISIT NOT DATA	/	/	/
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<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>							
Type: 6	- Colonial			Full Bath: 4	Rating: Good			OF=WHIRPOOL. PDAS.											
Sty Ht: 2	- 2 Story			A Bath:	Rating:														
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:														
Foundation: 1	- Concrete			A 3QBth:	Rating:														
Frame: 1	- Wood			1/2 Bath:	Rating:														
Prime Wall: 4	- Vinyl			A HBth:	Rating:														
Sec Wall:		%		OthrFix: 1	Rating: Good														
Roof Struct: 1	- Gable			<b>OTHER FEATURES</b>															
Roof Cover: 1	- Asphalt Shgl			Kits: 1	Rating: Good			1st Res Grid Desc: Line 1 # Units: 1											
Color: YELLOW				A Kits:	Rating:														
View / Desir:				Fpl:	Rating:														
<b>GENERAL INFORMATION</b>				WSFlue:	Rating:														
Grade: C - Average				<b>CONDOS INFORMATION</b>															
Year Blt: 1953	Eff Yr Blt:			Location:															
Alt LUC:		Alt %:		Total Units:															
Jurisdct:		Fact:	.	Floor:															
Const Mod:				% Own:															
Lump Sum Adj:				Name:															
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>							
Avg Ht/FL: STD				Phys Cond: GD - Good	18.	%	Exterior:	No Unit	RMS	BRS	FL								
Prim Int Wall: 1	- Drywall			Functional:		%	Interior:	1	8	5	M								
Sec Int Wall:		%		Economic:		%	Additions:												
Partition: T - Typical				Special:		%	Kitchen:												
Prim Floors: 3	- Hardwood			Override:		%	Baths:												
Sec Floors: 6	- Ceramic Tile	15%		Total:	18.6	%	Plumbing:												
Bsmnt Flr: 12	- Concrete			<b>CALC SUMMARY</b>				Electric:											
Subfloor:				Basic \$ / SQ: 125.00			Heating:												
Bsmnt Gar:				Size Adj.: 1.04592752			General:	1	8	5									
Electric: 3	- Typical			Const Adj.: 1.00138497															
Insulation: 2	- Typical			Adj \$ / SQ: 130.922															
Int vs Ext: S				Other Features: 128700															
Heat Fuel: 2	- Gas			Grade Factor: 1.00															
Heat Type: 1	- Forced H/Air			NBHD Inf: 1.00000000															
# Heat Sys: 1				NBHD Mod:															
% Heated: 100		% AC:		LUC Factor: 1.00															
Solar HW: NO		Central Vac: NO		Adj Total: 548093															
% Com Wall		% Sprinkled:		Depreciation: 101945				Juris. Factor:		Before Depr:	130.92								
				Depreciated Total: 446147				Special Features: 0		Val/Su Net:	107.81								
								Final Total: 446100		Val/Su SzAd:	168.21								
<b>MOBILE HOME</b>				WtAv\$/SQ:	AvRate:	Ind.Val:													
Make:		Model:																	
<b>SPEC FEATURES/YARD ITEMS</b>				Serial #:		Year:													
<b>PARCEL ID</b> 102.0-0005-0002.0																			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
2	Frame Shed	D	Y		18X10	A	AV	2008	0.00	T	8.8	101							
More: N				Total Yard Items:				Total Special Features:				Total:							